

129.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

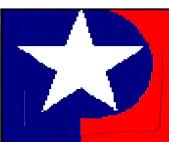
ARLINGTON

Total Card / Total Parcel

1,304,100 / 1,304,100

USE VALUE: 1,304,100 / 1,304,100

ASSESSED: 1,304,100 / 1,304,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BOUVIER JEFFREY F & CYNTHIA H	
Owner 2: TRS/ DIAMOND REALTY TRUST	
Owner 3:	

Street 1: 59 JASON ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: N
	Type:

PREVIOUS OWNER	
Owner 1: BOUVIER JEFFREY F & CYNTHIA H -	
Owner 2: -	
Street 1: 59 JASON ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Clapboard Exterior and 2952 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number
9/20/2018	1376

Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6398	Sq. Ft.	Site	0	90.	0.96	10						550,749						550,700	

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6398	Sq. Ft.	Site	0	90.	0.96	10							550,749						550,700		

IN PROCESS APPRAISAL SUMMARY	
Use Code	Land Size
101	6398.000
	753,400
	550,700
	1,304,100
Total Card	0.147
Total Parcel	0.147
Source: Market Adj Cost	Total Value per SQ unit /Card: 441.73
	/Parcel: 441.73
	Entered Lot Size
	Total Land:
	Land Unit Type:

Legal Description	User Acct
	83616
	GIS Ref
	GIS Ref
	Insp Date
	05/23/19

Parcel ID	129.0-0001-0010.0
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PREVIOUS ASSESSMENT	Date	Time
2022	101	FV
2021	101	FV
2020	101	FV
2019	132	FV
2018	132	FV
2017	132	FV
2016	132	FV
2015	132	FV

PARCEL ID	129.0-0001-0010.0
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PAT ACCT.	10126!
PRINT	
Date	12/30/21
Time	10:09:49
LAST REV	
Date	08/18/20
Time	13:53:40
ASR Map:	danam
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION	Sign:	VERIFICATION OF VISIT NOT DATA
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6	Colonial			Full Bath: 2	Rating: Average			643-8641.															
Sty Ht: 2T	2 & 3/4 Sty			A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																		
Foundation: 1	Concrete			A 3QBth:	Rating:																		
Frame: 1	Wood			1/2 Bath: 1	Rating:																		
Prime Wall: 2	Clapboard			A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 1	Gable			OTHER FEATURES																			
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1				# Units											
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Frl:	Rating:			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: B+ - Good (+)				CONDOS INFORMATION				Lvl 2															
Year Blt: 2018				Location:				Lvl 1															
Alt LUC:				Total Units:				Lower															
Jurisdict: G21				Floor:				Totals	RMS: 0	BRs: 0	Baths: 2	HB											
Const Mod:				% Own:				REMODELING				RES BREAKDOWN											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL											
INTERIOR INFORMATION				DEPRECIATION				Interior:															
Avg Ht/FL: STD				Phys Cond: AV - Average	1.0 %			Additions:															
Prim Int Wal: 2	Plaster			Functional:		%		Kitchen:															
Sec Int Wall:		%		Economic:		%		Baths:															
Partition: T - Typical				Special:		%		Plumbing:															
Prim Floors: 3	Hardwood			Override:		%		Electric:															
Sec Floors:		%		Total:	1 %			Heating:															
Bsmnt Flr: 12	Concrete			CALC SUMMARY				General:															
Subfloor:				Basic \$ / SQ: 130.00				COMPARABLE SALES															
Bsmnt Gar:				Size Adj.: 1.00566089				Rate	Parcel ID	Typ	Date	Sale Price											
Electric: 3	Typical			Const Adj.: 0.99989998																			
Insulation: 2	Typical			Adj \$ / SQ: 130.723																			
Int vs Ext: S				Other Features: 91035																			
Heat Fuel: 2	Gas			Grade Factor: 1.46																			
Heat Type: 15	H.V.A.C			NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC: 100		LUC Factor: 1.00																			
Solar HW: NO		Central Vac: NO		Adj Total: 760998																			
% Com Wal		% Sprinkled		Depreciation: 7610					Juris. Factor: 1.00		Before Depr: 190.86												
				Depreciated Total: 753388					Special Features: 0		Val/Su Net: 184.79												
									Final Total: 753400		Val/Su SzAd: 255.20												
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 129.0-0001-0010.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
More: N					Total Yard Items:				Total Special Features:						Total:								
AssessPro Patriot Properties, Inc																							